



RIO RANCHO PUBLIC SCHOOLS

PROCUREMENT DEPARTMENT

November 02, 2018

ADDENDA #1

RFP No. 2019-009-FAC

Project: Elevator Maintenance and Repair

RFP Submittal Deadline: November 08, 2018 @ 2:00 p.m. local time
Rio Rancho Public Schools
Purchasing Department
Attn: Michael Madrid, CPO, CPPB
Chief Procurement Officer
500 Laser Road NE
Rio Rancho, NM 87124

CHANGE:

Replace the labor-pricing table on page 58 with the following:

PRICING

Elevator contractor agrees to perform the work according to the conditions and specifications described herein at the prices stated throughout the time of this contract. The pricing referenced shall be for monthly services; actual maintenance schedule will be negotiated with the successful offeror.

LOCATION	ELEVATOR TYPE	PLAN A BI-ANNUAL	PLAN B BI-ANNUAL	PLAN C BI-ANNUAL
EHS	#1 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
RRDO	#1 DUMBWAITER	\$ _____	\$ _____	\$ _____
RRMS	#1 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#2 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#3 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#4 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
RRHS	#1 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#2 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#3 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#4 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#5 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#6 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#7 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	WHEELCHAIR LIFT	\$ _____	\$ _____	\$ _____

CHS	#1 EAST ELEVATOR	\$ _____	\$ _____	\$ _____
	#2 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#3 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#4 WHEELCHAIR LIFT	\$ _____	\$ _____	\$ _____
	#5 WHEELCHAIR LIFT	\$ _____	\$ _____	\$ _____
	#6 H HALL PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
	#7 PASSANGER ELEVATOR	\$ _____	\$ _____	\$ _____
TOTAL COTSS FOR ALL LOCATIONS				\$ _____

Question #1:

On Page 17 of the RFP, Number 1 Performance, Labor and Materials payment bonds required. Are these required, if so is there a specific document you will be provide us to fill out for that?

Answer for Question #1:

The performance, labor and materials payment bonds are required for any project that would exceed a \$25,000.00 threshold.

Question #2:

Can we receive the existing contract terms and conditions if current contract is on Rio Rancho's Terms/Conditions? We want to be able to identify any potential concerns our company would see upon their review of that specific contract, and be able to come to you with those concerns and intelligently discuss. It would make it easier on us because it usually takes a few days for our contracts analysts to get back with us when they review.

Answer for Question #2:

Currently RRPS utilizes the State of New Mexico's price agreement. Verification of the contract information can be obtained by going to the New Mexico General Services Department Website:

[https://www.generalservices.state.nm.us/statepurchasing/Statewide Price Agreements.aspx](https://www.generalservices.state.nm.us/statepurchasing/Statewide_Price_Agreements.aspx)

Question #3:

How will the annual price escalations work via the IEUC increasing on a yearly basis? Every January our mechanic rates go up, thus, in order to compensate for that cost we have an annual escalation on the service contract as a whole. Would we be able to write into the contract that annual increases won't exceed 3% or something of that nature?

Answer for Question #3:

Pricing adjustments can be addressed at the annual anniversary date of the price agreement. Offeror will be required to justify their pricing increase for consideration and negotiation between RRPS and the offeror.

Question #4:

How often do our mechanics have to get background checks to work on site? Is this a once a year cost we will incur? Also, will every mechanic that is employed by our company have to go through this process or is it just for the mechanic who will be performing the preventative maintenance?

Answer for Question #4:

Background checks are good for two years. Any employee that steps onto RRPS property to perform maintenance or repairs will be required to have a valid background verification.

Question #5:

How many maintenance visits will you require a year per elevator?

Answer for Question #5:

The pricing form requires pricing to be identified on a monthly basis. It should be noted that the district along with the successful offeror will make a determination on the frequency of maintenance post award.

Question #6

Do you want us to include the yearly pressure test costs for all elevators in the contract, or will you want to pay for these on a yearly basis?

Answer for Question #6:

Pressure test costs will be paid on a yearly basis.

Question #7:

Will there be a specific scope of work that both elevator companies will be able to structure their proposals around so we are comparing the same thing, like for like?

Answer for Question #7:

The district is interested in hearing how offeror would propose the most effective and economical maintenance program based on various levels of services.

Question #8:

Can you provide us with the 2018 total cost (specific dollar amount) for the current elevator maintenance contract in place with Rio Rancho Public Schools?

Answer for Question #8:

\$45,000

Thank you for your interest in Rio Rancho Public Schools.

ACKNOWLEDGE ADDENDUM WITH RFP:

COMPANY/FIRM NAME

SIGNATURE

DATE